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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1114 KRAMER LANE, 11107 AND 11109 PLAINS TRAIL FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINED DISTRICT AND NEIGHBORHOOD OFFICE (NO) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-conditional overlay (LR-CO) combined district and neighborhood office (NO) district to multifamily residence medium density (MF-3-CO) combining district on the property described in Zoning Case No. C14-2016-0078, on file at the Planning and Zoning Department, as follows:

Lots 3, 4 and 5, Block A, Moreno Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200400279 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1114 Kramer Lane, 11107 and 11109 Plains Trail in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Vehicular access from the Property to Plains Trail is limited to one driveway.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) district and other applicable requirements of the City Code.

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2 **PART 3.** This ordinance takes effect on _____, 2016.

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4 **PASSED AND APPROVED**

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8 _____, 2016

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§
§

Steve Adler
Mayor

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10
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12 **APPROVED:** _____

13 Anne L. Morgan
14 City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



ZONING

Case#: C14-2016-0078

Exhibit A



Feet
200

= 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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